



The Mount Vernon Council of Citizens Associations, Inc.

P.O. Box 203, Mount Vernon, VA 22121-9998

<http://www.mvcca.org>

Supervisor Dan Storck
Commissioner Walter Clarke

April 15, 2022

Ref: Huntwood Plaza SEA 84-V-035-03

The MVCCA has been working with the owners of Huntwood Plaza and their land use attorney for some time now with multiple meetings and presentations. We simply cannot support it.

The intersections in and around Huntwood Plaza were rated Level of Service “F” in 2018 and 2020 and the backups have continued to worsen.

We have requested that the Director of FCDOT and his staff come to our General Council meeting to talk to us about how and when the traffic mitigation plans of these intersections can take place.

We also request that you consider deferring the decision until traffic mitigation efforts can be put into place.

Regards,

Katherine Ward

Katherine Ward
Cochair
MVCCA

Attached: MOUNT VERNON COUNCIL OF CITIZENS’ ASSOCIATIONS (MVCCA)
RESOLUTION (PZ & TRAN) 2022-01 HUNTWOOD PLAZA 5863 RICHMOND HIGHWAY
SEA 84-V-035-03

**MOUNT VERNON COUNCIL OF CITIZENS' ASSOCIATIONS RESOLUTION
(MVCCA-PZ & TRAN) 2022-01 HUNTWOOD PLAZA 5863 RICHMOND HIGHWAY
SEA 84-V-035-03**

WHEREAS, the owners and attorney for Huntwood Plaza 5863 Richmond Highway have come before the Mount Vernon Citizen's Associations (MVCCA) Planning and Zoning, and the Transportation Committees and the General Council multiple times over the past several years to present their proposed "Special Exception Amendment" for the subject property, and;

WHEREAS, the MVCCA strongly supports the revitalization and Embark Comprehensive Plan for a "Main Street" concept for the Richmond Highway Corridor, and;

WHEREAS, the MVCCA recognizes and appreciates the owner's modification of their original concept:

- By removing a drive-in restaurant from their proposal that resolved the major traffic concerns associated with that concept, and;
- Agreeing to environmental improvements, including, the building a green building, storm water runoff controls, and removal of invasive species, and;
- The owner promise to do all he can to satisfy the desire for a sit-down restaurant, and;
- The owner stated that he has no intentions of building this building if he cannot secure a restaurant tenant; and
- Agreeing that if the SEA is approved and the building is built, he will honor a pledge made to the MVCCA to work with the County and neighbors to try to mitigate the traffic issue, and;

WHEREAS, the MVCCA has continued to comment on our concerns regarding the true intent of this SEA and requested the owner secure either a Letter of Intent or a signed Lease for a quality, sit-down restaurant tenant, the owner has consistently stated he cannot secure a lease from a sit-down restaurant until the SEA is approved, and;

WHEREAS, the MVCCA is concerned that granting the request for a SEA without a leased tenant opens the possibility that another use will be forthcoming once said SEA is granted, and;

WHEREAS, the neighboring communities and the MVCCA are concerned that the increased traffic (even though it is below the threshold of requiring a formal traffic study and is predicted be less than a 1.5% increase) impact will be detrimental to the citizens in this area, motorists in general, and the Gateway into the Fairfax County and the Mount Vernon District, and;

WHEREAS, the Richmond Highway Traffic Study of 2018 and 2020 conducted by Cambridge Systematics on behalf of FCDOT identified this area as Level of Service F, and the congestion continues to worsen and;

WHEREAS, the 2020 Richmond Highway Traffic Study for North Gateway, which identified traffic improvements, was approved by the MVCCA and the Fairfax County Board of

Supervisors (BOS), has yet to be implemented. While this study is tied to the whole of the North Gateway redevelopment it does have portions that can be mitigated now at the Ft Hunt Rd/Richmond Highway and Huntington Ave/ Richmond Highway intersections on the Huntwood Plaza side of Richmond Highway.

THEREFORE, BE IT RESOLVED, the Mount Vernon Council of Citizens' Associations (MVCCA) does not support the SEA request for Huntwood Plaza, 5863 Richmond Highway moving forward until traffic mitigation for the Huntwood Plaza side of Richmond Highway at Ft Hunt Rd/Richmond Highway and Huntington Ave/Richmond Highway, as recommended in the Richmond Highway Traffic Study dated Aug 28, 2020, are implemented, and;

THEREFORE, BE IT FURTHER RESOLVED, the MVCCA recommends that the Planning Commission and the Board of Supervisors (BOS) do not approve this request for SEA, and;

THEREFORE, BE IT FINALLY RESOLVED, the Planning Commission should encourage the BOS to immediately move to implement the planned Gateway Transportation improvements for the Huntwood Plaza side of Richmond Highway for Ft Hunt/Richmond Highway and Huntington Ave/Richmond Highway.

Approved on April 12, 2022, by the MVCCA Board per instructions from our General Council